

TOWN OF POLK
Plan Commission Minutes
June 1, 2010
Page 1

I. Call Meeting to Order - The meeting of the Plan Commission of the Town of Polk was called to order by Chairman Albert Schulteis immediately after the Special Town Board meeting.

A. Pledge of Allegiance - Pledge of Allegiance was recited at the Special Town Board meeting.

B. Official Meeting Notice - Chairman Schulteis reported that the notice of the meeting was sent to the West Bend Daily News, the Hartford Times Press, WBKV, WTKM, Milwaukee Journal Sentinel and posted at the Town Hall, Highway View School, Cedar Hills bulletin boards, and also posted on the Town of Polk website.

C. Roll Call - Members present: Chairman Albert Schulteis, Willard Heppe, Karen Reiter, Mark Peters, Marvin Kissinger, Robert Roecker, Supervisor Harold Groth, guest Supervisor Theodore Merten, and Judy Stephenson, Zoning Secretary.

D. Approval of minutes for May 4, 2010 - Motion made by Karen Reiter to approve the May 4, 2010 minutes adding the time the meeting was called to order. Motion seconded by Mark Peters. All voted in favor and motion carried.

II. Unfinished Business - none

III. New Business - Discussion/Possible Action on the Following:

A. Rezoning from A-1 Agricultural District to B-1 Business District for owners William & Rosie Loser, 3685 Mayfield Rd., Jackson, Wi. 53037. Applicant Peter Stefanski, 102 W. Commerce Blvd., Slinger. Purpose of rezoning is to allow for Mini Warehouses. Section 23. Tax Key #T9-0720-00B. 5.00 Acres.

Discussion was held.

Motion made by Karen Reiter and seconded by Mark Peters to recommend to the Town Board approval of the rezoning from A-1 Agricultural District to B-1 Business District for William & Rosie Loser. The buyer must return to the Plan Commission per 3.07 (5) of the Town Zoning Ordinance to submit plans and specifications for general layout, building plans, ingress, egress, parking, signage and landscaping plans. Further discussion was held. Bill Loser said he had received an offer to purchase from the State of Wisconsin for about 3/4 of an acre which would include the corner of his property along Hwy 60 and 12 ft. down Mayfield Rd. He further stated that Peter Stefanski was aware of this offer. All voted in favor and the motion passed.

TOWN OF POLK
Plan Commission Minutes
June 1, 2010
Page 2

B. Presentation by Washington County Planning & Parks staff person on Working Lands Initiative.

Deborah Sielski stated that she and the staff have been giving the presentation to all of the Towns in Washington County and including the Village of Germantown and Village of Richfield in the last month on the Working Lands Initiative. She provided a packet of information and explained what the County had accomplished so far and what still needed to be done. The Town of Polk involvement would include understanding the details; attending the Public Kickoff meeting on June 29 at the Fair Park from 6pm to 8:30 pm.; Determine if Town wants representation on the County Farmland Preservation Advisory Committee (July 2010 - August 2011) ; Discuss future intent to have Farmland Preservation Areas designated on land use map in Comprehensive Plan (to allow possible Agriculture Enterprise Areas, Purchase Agriculture Conservation Easements (PACE) and Farmland Preservation Zoning; Discuss future intent to establish Farmland Preservation Zoning Ordinance (may utilize services of Kevin Struck - UW Extension in obtaining input from landowners).

C. Petition to amend Ordinance 6.02 (5) Accessory Uses and Detached Accessory Structures.

Motion made by Mark Reiter and seconded by Robert Roecker to sign and present to the Town Board the petition to amend Ordinance 6.02 (5) Accessory Uses and Detached Accessory Structures. Chairman Schulteis stated that the current Ordinance needs to be amended because there was a gap between 10.1 acres and 10.01 acres for maximum size square footage for accessory buildings; the actual Ordinance change will be addressed next month. All voted in favor and the motion carried.

D. Zoning Violations - none

IV. Other Business

A. Correspondence - Gov. Doyle signed 3 Bills in favor of Town Government. **AB 260** requires working co-operatively between Towns and Villages. **SB 172** requires that annexations need to be contiguous (actively touching at some point). **AB 601** requires that zoning ordinances and official maps must be consistent with the comprehensive plan.

Reminder - this Thursday, June 3 - UW Extension is hosting a comprehensive planning seminar at Washington Co. Fair Park Pavilion from 7pm to 9pm. It is requested that all Plan Commission members attend.

TOWN OF POLK
Plan Commission Minutes
June 1, 2010
Page 3

There is a Survey on Health in Wisconsin that will visit 1000 households in the State and 25 in Washington County from mid June til mid July. It will be recording physical and biological tests and occasionally contacting participants for up-dates.

B. Informational Items - The Department of Transportation will hold two meetings at the Town Hall regarding the Hwy 60 project - a local officials meeting on Tuesday, June 15, from 1pm to 3pm. and a public information meeting on Tuesday, June 29 from 4pm to 7pm.

C. Board of Appeals - Karen Reiter stated that the Board had two meetings on Thursday, May 27, 2010 at 6:30 pm. The first one at the Matthew & Cindy Gueller property on Hwy CC in reference to Zoning Ordinance 6.02 (5) to construct a 100' by 60' pole barn. They have 10.01 acres so they fell into the gap that would be corrected by the zoning ordinance amendment to be addressed next month and on the petition to the Town Board this month. Had the existing Ordinance reflected that on 10.01 acres and greater no size limitation other than what might be imposed by the Town Board, the Guellers would not have had to pay \$300 for an application for a variance. Karen Reiter made a motion, seconded by Robert Roecker that a recommendation be made to the Town Board that the \$300 fee be refunded to the Guellers since there appeared to be an oversight in the existing ordinance, possibly from a typing error. All voted in favor and the motion passed. Karen Reiter stated that the next meeting was at the Richard Kroner property on Highland Park Dr. to allow a variance of 10 ft. from the 25 ft minimum rear yard setback to construct a 24 ft. by 24 ft. detached garage on a substandard lot and the Board granted this variance also.

D. Building Inspector's Report - none.

V. Adjournment - Motion made by Mark Peters and seconded by Marvin Kissinger to adjourn. All voted in favor and the meeting was adjourned at 9:18 p.m.

Respectfully Submitted,

Judy Stephenson
Zoning Secretary